

**ZONING HEARING BOARD
MT. LEBANON, PENNSYLVANIA**

ZONING HEARING NOTICE TO PROPERTY OWNERS & INTERESTED PERSONS

Mt. Lebanon, Pennsylvania wishes to advise that the Zoning Hearing Board will conduct a virtual hearing on Thursday evening **May 20, 2021** at 7:00 p.m. (prevailing time).

The following appeal is listed for hearing at which time - as a property owner within 200 feet of the property in question or an interested person - you are invited to submit your view on the matter by emailing before noon on Thursday, **May 20, 2021** to the Chief Inspector/Zoning Officer, Rodney Sarver at rsarver@mtlebanon.org who will then invite you to the virtual hearing. Please note, all comments will become part of the official transcript of the hearing.

APPEAL NO. 1825

OWNER: Katherine & Krister Nielsen, 229 Inglewood Dr. Pittsburgh, PA 15228

APPELLANT: Katherine & Krister Nielsen, 229 Inglewood Dr, Pittsburgh, PA 15228

LOCATION: 229 Inglewood Dr, Pittsburgh, PA 15228

The applicant is seeking a variance for the placement of a new air conditioner condensing units within an existing nonconforming side yard of 6.9'. The placement of this units will result in a side yard setback of 3'+or-, whereas a minimum of a 7' is required.

The appellant is requesting a variance to Ordinance No. 2636, Chapter XX, and the following sections:

804 Air Conditioning Systems/Mechanical Equipment. Air conditioning systems shall be subject to the following additional requirements:

804.1 In all R-1 and R-2 Districts, any outdoor installation constructed or placed on a Lot in connection with an air conditioning system designed to air condition all or part of a residence shall be located in a *Front Yard* provided that it shall not be located more than five (5) feet in front of the *Building Line* or shall not be located less than seven (7) feet from the *Side Lot Line* and adequately screened as outlined in 814. In a *Side and Rear Yard*, no less than seven (7) from the side or *Rear Lot Line*.

The property is zoned R-1 Single Family Residential District

The application for this request was received by the Chief Inspector and it was determined that the matter should properly come before the Zoning Hearing Board. Ordinance No. 2636, Chapter XX, Part 12, section 1201, empowers the Zoning Hearing Board to act in this appeal.

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Rs/2no1824